PROJECT VICINITY



OAKLAND GARDEN APARTMENTS IMPROVEMENTS PROJECT 2020

PCHA RFP #2020-03

1918 MACK LEWIS DRIVE,
PANAMA CITY, FLORIDA 32405
(850) 769-6193

CONSTRUCTION DRAWINGS

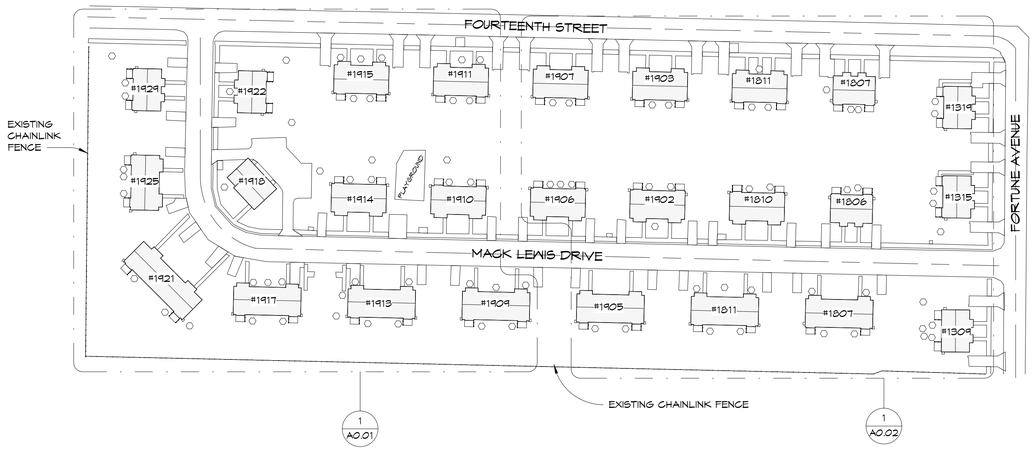
BID SET

JULY 30, 2020

PROJECT DETAILS:



DESIGN CODES
FLORIDA BUILDING CODE - 6TH EDITION (2017) - BUILDING
FLORIDA BUILDING CODE - 6TH EDITION (2017) - ACCESSIBILITY
FLORIDA BUILDING CODE - 6TH EDITION (2017) - TEST PROTOCOLS
FLORIDA BUILDING CODE - 6TH EDITION (2017) - EXISTING BUILDING
FLORIDA FIRE PREVENTION CODE, 5TH EDITION (2014)
NFPA 101- LIFE SAFETY CODE (2018 EDITION)



3 A0.00 EXISTING - SITE PLAN

1" = 80'-0"

INDEX OF DRAWINGS:

ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.01	SITE PLAN
A0.02	SITE PLAN
A1.01	ROOF PLANS
A1.02	ROOF PLANS
A3.01	DETAILS
A3.02	DETAILS

GENERAL SYMBOLS

BUILDING OR WALL SECTION — 3 / A5.02 — DETAIL NUMBER, SHEET NUMBER

DETAIL REFERENCE — 25 / A5.15 — DETAIL NUMBER, SHEET NUMBER

BUILDING ELEVATION — 6 / A4.11 — DETAIL NUMBER, SHEET NUMBER

INTERIOR ELEVATION — A / 6 / A6.01 — VIEW NAME, DETAIL NUMBER, SHEET NUMBER

PROPERTY LINE

CENTER LINE

HIDDEN LINE OR LINE ABOVE

BREAK LINE

PLAN NORTH - NORTH ARROW

TRUE NORTH - NORTH ARROW

DOOR NUMBER

78.0 — EXISTING POINT ELEVATION

80 — NEW OR FINISH POINT ELEVATION

99.0 — EXISTING CONTOUR LINE

101.0 — NEW OR FINISH CONTOUR LINE

TB-1 — TEST BORING

LEVEL ELEVATION DATUM POINT

3 — REVISION NUMBER

A / 1 — COLUMN LINE REFERENCE

A — INDICATES WINDOW TYPE

4 — KEYNOTE

ROOM 0-000 — ROOM NAME, ROOM NUMBER

1A — PARTITION TYPE

PROJECT DIRECTORY:

ARCHITECTURAL
FLORIDA ARCHITECTS, INC.
103 WEST 5TH STREET,
PANAMA CITY, FL 32401
PHONE: (850) 257-5400

CIVIL
DEWBERRY
203 ABERDEEN PARKWAY
PANAMA CITY, FL 32405
PHONE: (850) 571-1180

SCOPE OF WORK:

A. REPLACE ALL EXISTING METAL ROOFS WITH NEW STANDING SEAM CONCEALED FASTENERS SHEET METAL ROOF SYSTEM INCLUDING PERIMETER FASCIA/DRIP AND NEW UNDERLAYMENT AS SHOWN AND SPECIFIED. REMOVE EXISTING ROOFS DOWN TO EXISTING ROOF SHEATHING.

B. REPLACE/REPAIR EXISTING ROOF OUT-LOOKER FRAMING STRUCTURE TO STRAIGHTEN SAGGING END WHERE SHOWN.

C. REPLACE DAMAGED ROOF SHEATHING, IF ANY. UNIT PRICES WILL APPLY.

D. REPLACE ALL ALUMINUM FASCIA AND EAVE DRIP WITH NEW.

E. REPLACE EXISTING SOFFITS WITH NEW VENTED VINYL SOFFIT SYSTEM.

F. REPLACE ALL REAR PATIO VINYL PRIVACY SCREENS (FENCING) INCLUDING MISSING SCREENS WITH NEW PRIVACY SCREEN (FENCING).

G. REPAIR MISCELLANEOUS DAMAGED BUILDING COMPONENTS SUCH AS MISSING FRONT PORCH DECORATIVE/STRUCTURAL COLUMNS, BENT ELECTRICAL WEATHERHEAD, ETC.

H: UNITS WITH DAMAGED OR MISSING FRONT PORCH RAILS AND COLUMNS: 1811A MACK LEWIS DR., 1811B MACK LEWIS DR., 1811A 14TH ST., 1807A MACK LEWIS DR., 1807B MACK LEWIS DR., 1807B 14TH ST., 1905B, 1909A, 1909B, 1911A, 1913A, 1913B, 1915A, 1915B, 1917A , 1917B, 1921A, (TOTAL 17 PORCHES)

ALL DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

FLORIDA ARCHITECTS
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CONSULTANTS:

Dewberry

SEAL:

CONSTRUCTION DOCUMENTS BID SET

SCALE:	DATE:
As Indicated	JULY 30, 2020
DRAWN BY: PRO	CHECKED BY: MFH

NO	REVISION	DATE

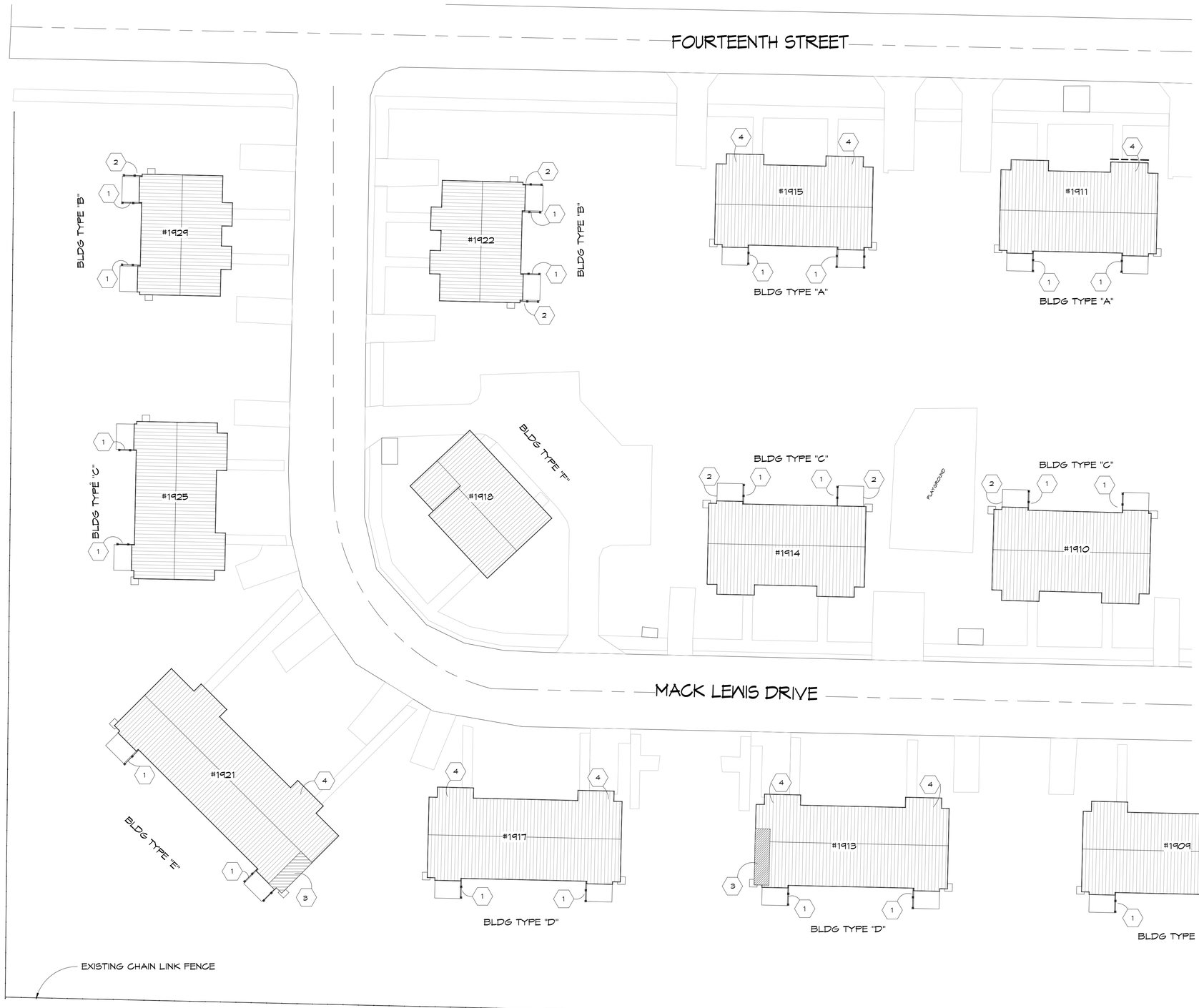
SHEET TITLE:

COVER SHEET

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PROJECT NO. 4274-10

SHEET NO. A0.00



1 A0.01 EXISTING - SITE PLAN - WEST

1" = 20'-0"

SCOPE OF WORK:

A. REPLACE ALL EXISTING METAL ROOFS WITH NEW STANDING SEAM CONCEALED FASTENERS SHEET METAL ROOF SYSTEM INCLUDING PERIMETER FASCIA/DRIP AND NEW UNDERLAYMENT AS SHOWN AND SPECIFIED. REMOVE EXISTING ROOFS DOWN TO EXISTING ROOF SHEATHING.

B. REPLACE/REPAIR EXISTING ROOF OUT-LOOKER FRAMING STRUCTURE TO STRAIGHTEN SAGGING END WHERE SHOWN.

C. REPLACE DAMAGED ROOF SHEATHING, IF ANY. UNIT PRICES WILL APPLY.

D. REPLACE ALL ALUMINUM FASCIA AND EAVE DRIP WITH NEW.

E. REPLACE EXISTING SOFFITS WITH NEW VENTED VINYL SOFFIT SYSTEM.

F. REPLACE ALL REAR PATIO VINYL PRIVACY SCREENS (FENCING) INCLUDING MISSING SCREENS WITH NEW PRIVACY SCREEN (FENCING).

G. REPAIR MISCELLANEOUS DAMAGED BUILDING COMPONENTS SUCH AS MISSING FRONT PORCH DECORATIVE/STRUCTURAL COLUMNS, BENT ELECTRICAL WEATHERHEAD, ETC.

H: UNITS WITH DAMAGED OR MISSING FRONT PORCH RAILS AND COLUMNS: 1811A MACK LEWIS DR., 1811B MACK LEWIS DR., 1811A 14TH ST., 1807A MACK LEWIS DR., 1807B MACK LEWIS DR., 1807B 14TH ST., 1905B, 1909A, 1909B, 1911A, 1913A, 1913B, 1915A, 1915B, 1917A , 1917B, 1921A, (TOTAL 17 PORCHES)

SITE PLAN NOTES:

1. PATIO PRIVACY SCREEN, TYPICAL
2. DUAL REAR YARD PATIO SCREENS: WHERE THIS TAG IS INDICATED PROVIDE A PATIO SCREEN ON BOTH SIDES OF THE PATIO. IN SOME LOCATIONS, EXISTING DOUBLE PATIO SCREENS PROVIDED ADDITIONAL PRIVACY FOR THOSE UNITS WHERE REAR YARD PATIOS FACE A PUBLIC STREET OR HEAVILY USED PUBLIC SPACE SUCH AS PARKING LOTS AND PLAY GROUNDS.
3. REPLACE/REPAIR UP TO 123 SF OF EXISTING ROOF FRAMING AS REQUIRED TO REMOVE SAGGING OUT- LOOKER FRAMING. INCLUDE SHEATHING AND FASCIA REPLACEMENT
4. REPLACE DAMAGED AND MISSING FRONT PORCH POLYURETHANE COLUMNS, RAILINGS AND DECORATIVE BRACKETS.
5. REPAIR/REPLACE BENT ELECTRICAL WEATHERHEAD MAST AT UNIT 1309

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SEAL:

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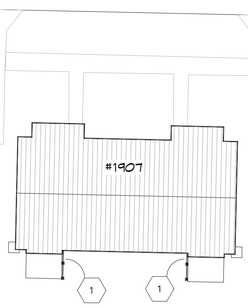
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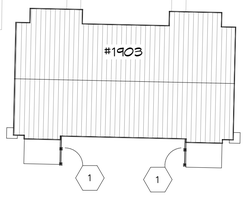
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SITE PLAN

PROJECT NO. 4274-10
SHEET NO. A0.01

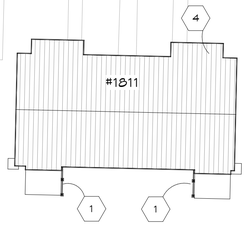
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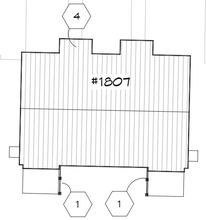
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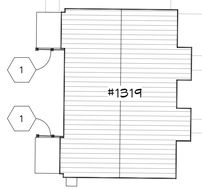
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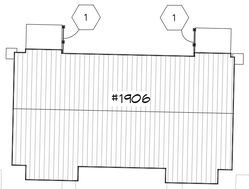


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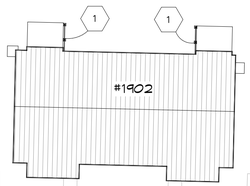


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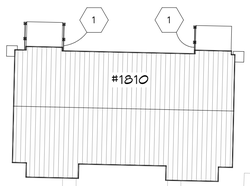
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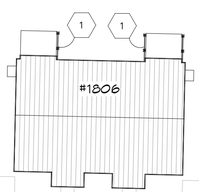
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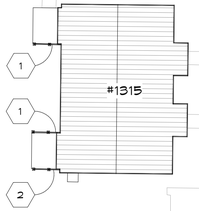
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BLDG TYPE "B"



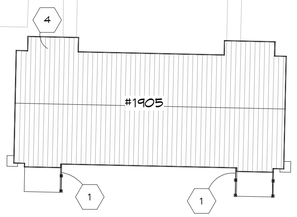
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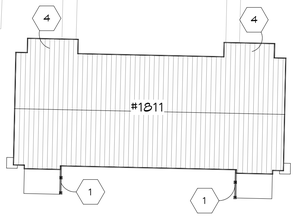
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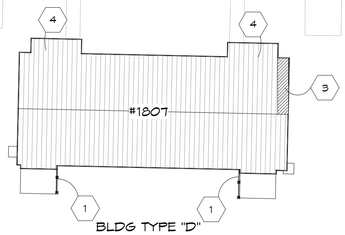
MACK LEWIS DRIVE



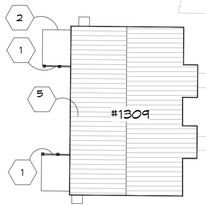
BLDG TYPE "D"



BLDG TYPE "D"



BLDG TYPE "D"



BLDG TYPE "B"

1 A0.02 EXISTING - SITE PLAN - EAST 1" = 20'-0"

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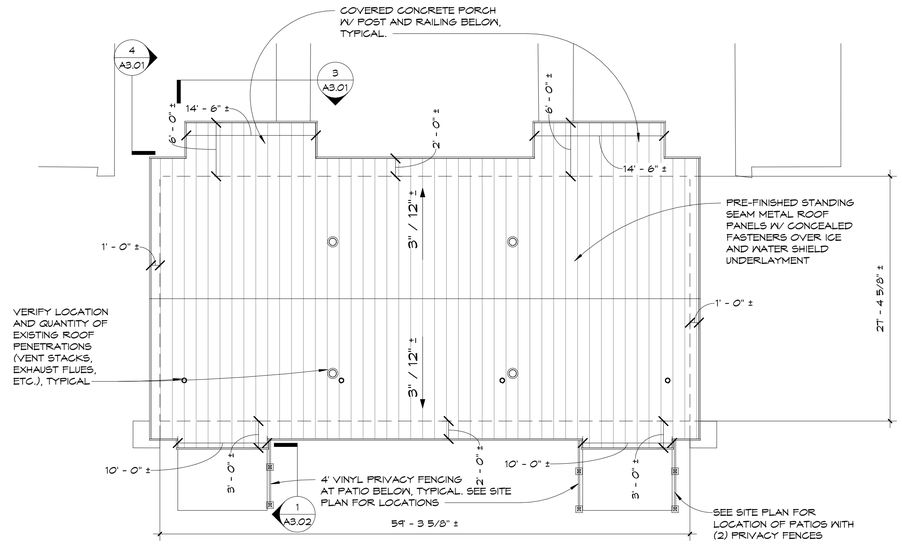
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SCALE:	DATE:
As indicated	JULY 30, 2020
DRAWN BY: Author	CHECKED BY: Checker

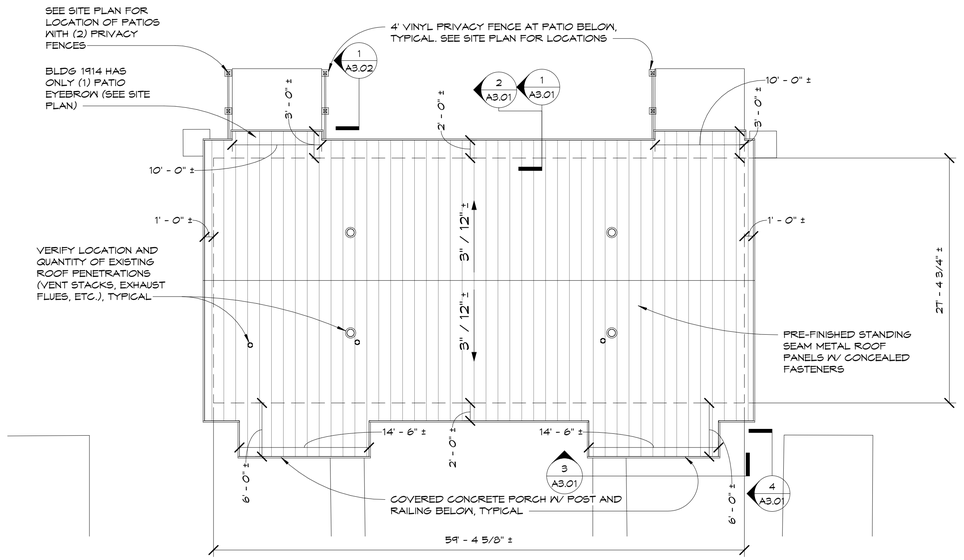
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SITE PLAN

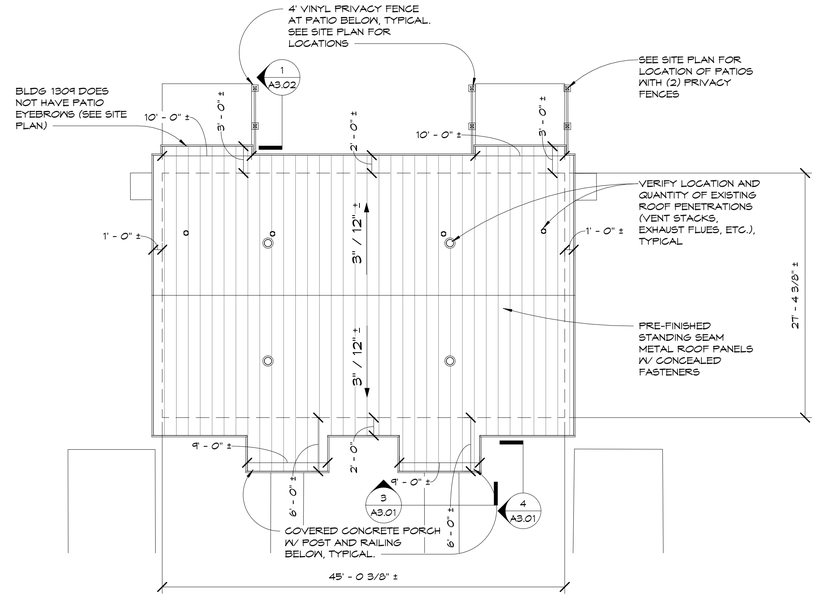
PROJECT NO.	SHEET NO.
4274-10	A0.02



1 A1.01 BUILDING TYPE "A" ROOF PLAN 1/8" = 1'-0"



4 A1.01 BUILDING TYPE "C" ROOF PLAN 1/8" = 1'-0"



3 A1.01 BUILDING TYPE "B" ROOF PLAN 1/8" = 1'-0"

NOTE:

1. EXISTING ROOF IS FACE ANCHORED TRAPOZOID METAL ROOF WITH PERIMETER DRIP FLASHING OVER EXISTING SHINGLE ROOF OVER EXISTING ROOFING FELT ON WOOD ROOF SHEATHING.
   REMOVE EXISTING ROOF SYSTEM DOWN TO ROOF SHEATHING. INSTALL NEW NAILS IN EXISTING SHEATHING AS FOLLOWS:
   A. ATTACH WITH 10d RING SHANK NAILS @4" O/C AT PANEL EDGES AND AT 6" O/C IN THE FIELD AND PER FBC WIND CHART.
   B. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
2. PRIOR TO REMOVAL, NOTIFY ARCHITECT AND FACILITY MANAGER IF DAMAGED ROOF SHEATHING IS DISCOVERED. TAKE PHOTOS INDICATING TOTAL QUANTITY OF DAMAGED AREA.

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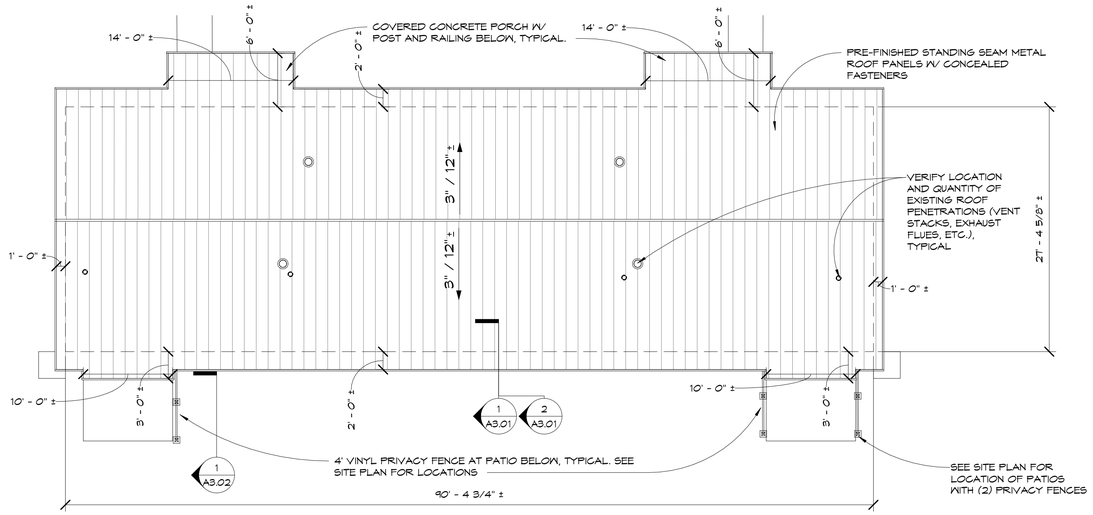
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PRO	MFH

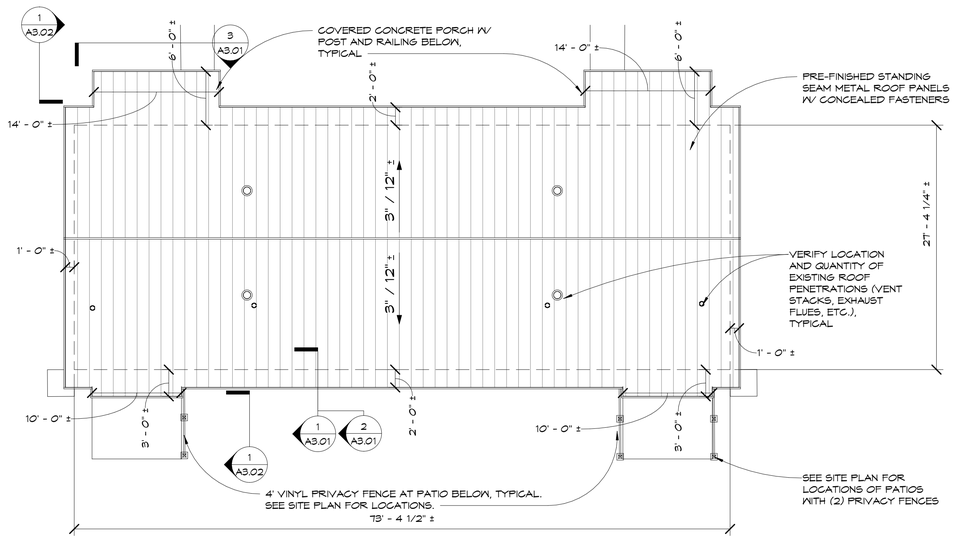
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ROOF PLANS

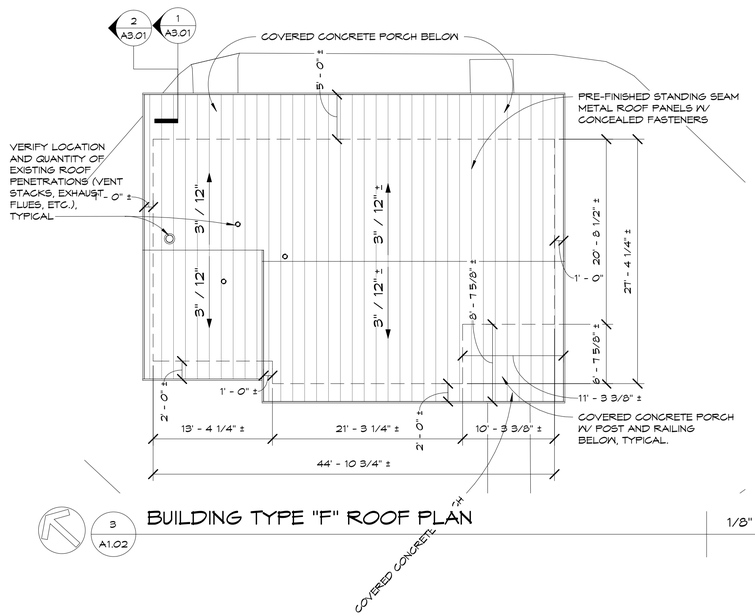
PROJECT NO. 4274-10
SHEET NO. A1.01



2 A1.02 BUILDING TYPE "E" ROOF PLAN 1/8" = 1'-0"



1 A1.02 BUILDING TYPE "D" ROOF PLAN 1/8" = 1'-0"



3 A1.02 BUILDING TYPE "F" ROOF PLAN 1/8" = 1'-0"

NOTE:

1. EXISTING ROOF IS FACE ANCHORED TRAPOZOID METAL ROOF WITH PERIMETER DRIP FLASHING OVER EXISTING SHINGLE ROOF OVER EXISTING ROOFING FELT ON WOOD ROOF SHEATHING.
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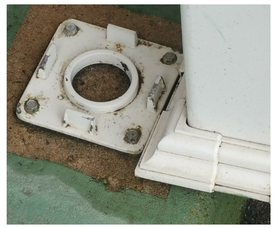
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SHEET TITLE:
ROOF PLANS

PROJECT NO. 4274-10
SHEET NO. A1.02



3 A3.01 FRONT PORCH COLUMN AND RAIL REPLACEMENT 1/2" = 1'-0"



REPLACE EXISTING GLAV. STEEL BASE PLATE

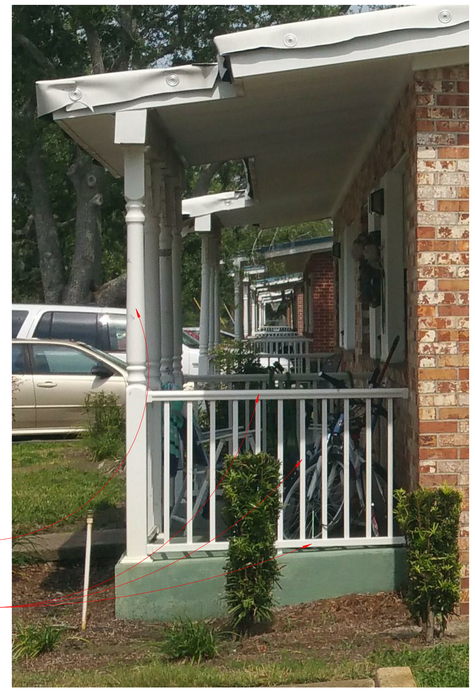


MISSING BRACKET

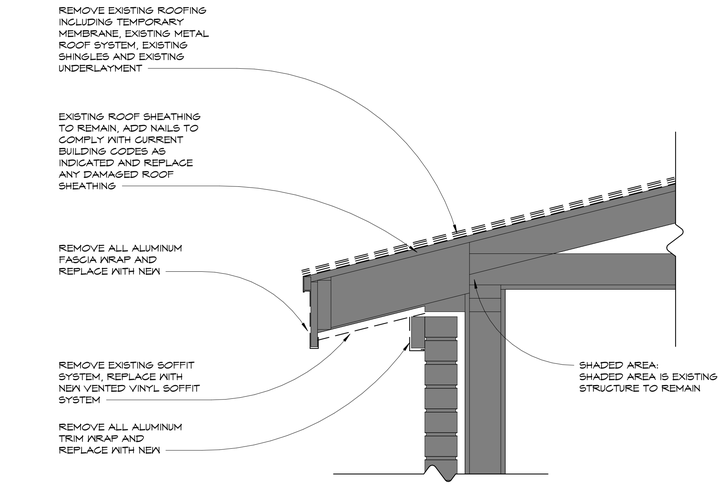


REPLACE EXISTING POST TOP GLAV. STEEL PLATE

NOTE:
ALL SUPPORT POSTS AND RAILS SHALL BE BY SAME MANUFACTURER PER HOUSING UNIT. DO NOT MIX STYLES/MANUFACTURES IN ANY ONE LIVING UNIT. REPLACE UNDAMAGED POSTS AND RAILS AS REQUIRED TO PROVIDE MATCHING POSTS AND RAILS PER LIVING UNIT.

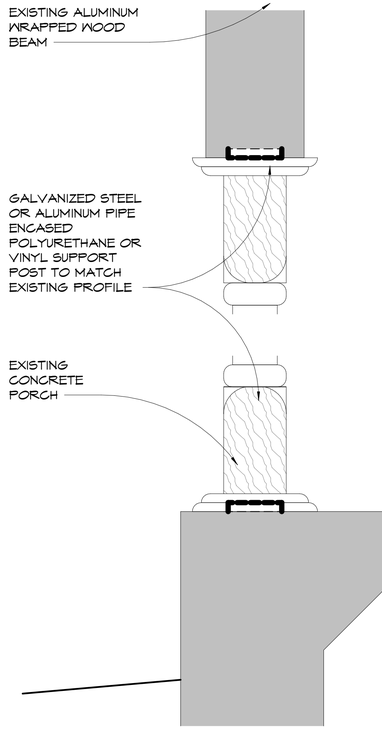


4 A3.01 FRONT PORCH COLUMN AND RAIL REPLACEMENT SIDE VIEW 1/2" = 1'-0"

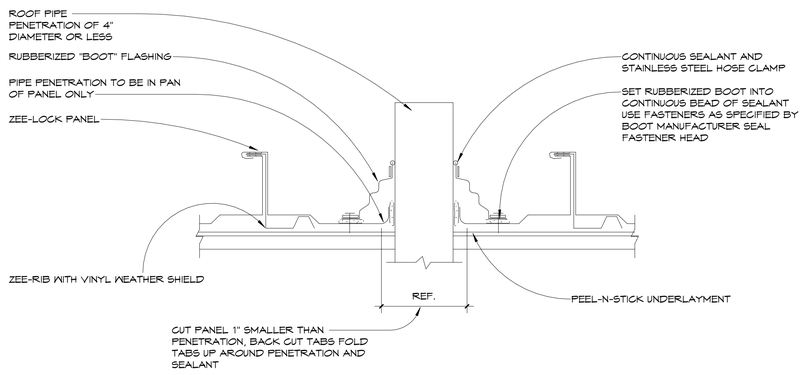


1 A3.01 ROOF DEMO DETAIL 1 1/2" = 1'-0"

2 A3.01 ROOF DETAIL 1 1/2" = 1'-0"



6 A3.01 POST SILL & HEAD CONNECTION 3" = 1'-0"



5 A3.01 VENT PIPE DETAIL 3" = 1'-0"

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103 WEST 5TH STREET
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(850) 257-5400

CLIENT:
PCHA PANAMA CITY HOUSING AUTHORITY

PANAMA CITY HOUSING AUTHORITY
2315 RUTH HENTZ AVENUE
PANAMA CITY, FL 32405

PROJECT:
OAKLAND GARDEN APARTMENTS IMPROVEMENTS
PROJECT 2020
PCHA RFP #2020-03

1918 MACK LEWIS DRIVE,
PANAMA CITY, FL 32405
(850) 769-6193

CONSULTANTS:
Dewberry

SEAL:

CONSTRUCTION DOCUMENTS BID SET

SCALE:	DATE:
As Indicated	JULY 30, 2020
DRAWN BY:	CHECKED BY:
PRO	MFH

NO	REVISION	DATE

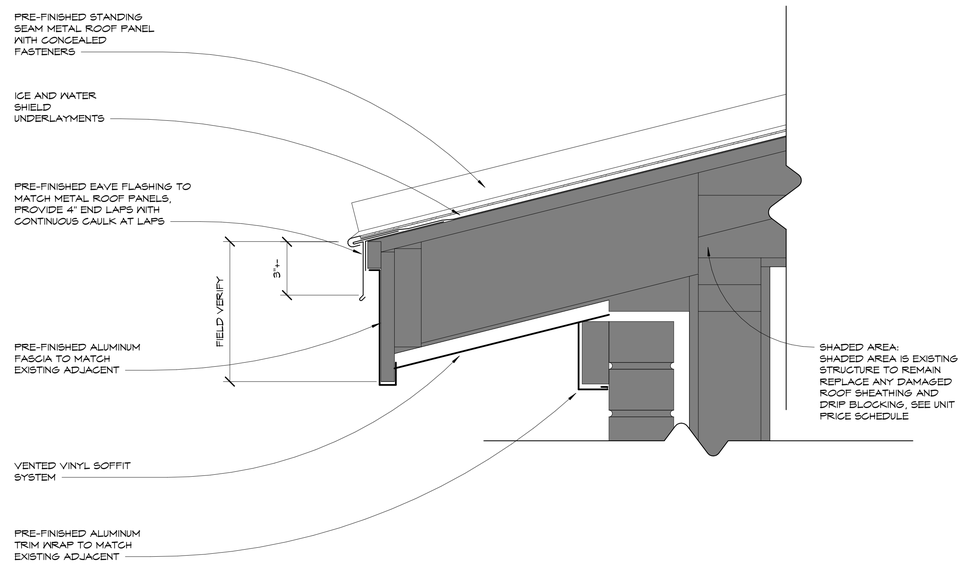
SHEET TITLE:
DETAILS

PROJECT NO. 4274-10
SHEET NO. A3.01

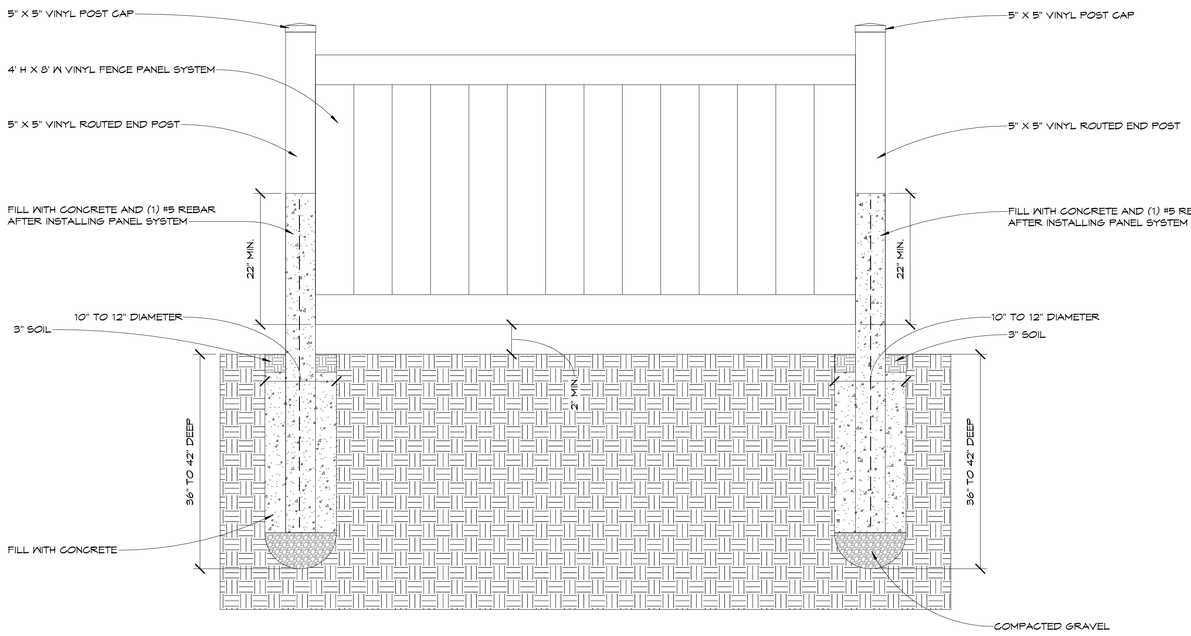


REPLACE EXISTING (DAMAGED AND MISSING) 4' TALL VINYL PRIVACY SCREEN (FENCING), SEE EXISTING SITE PLAN FOR LOCATIONS

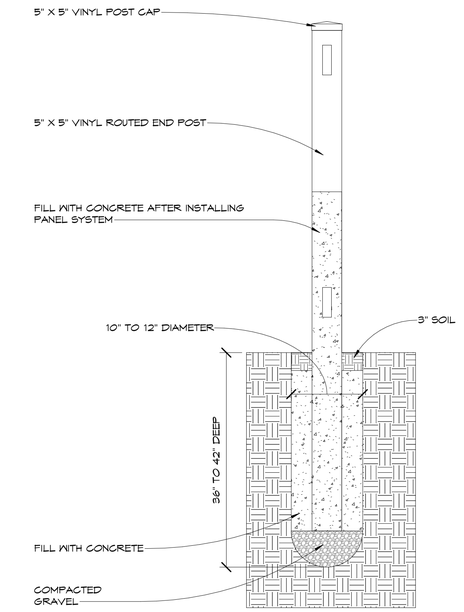
1 A3.02 BACK PORCH VINYL PRIVACY SCREEN SIDE VIEW 1/2" = 1'-0"



4 A3.02 ROOF EAVE DETAIL 3" = 1'-0"



2 A3.02 VINYL PRIVACY FENCE 1" = 1'-0"



3 A3.02 VINYL PRIVACY FENCE SECTION 1" = 1'-0"

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CONSULTANTS:
Dewberry

SEAL:

CONSTRUCTION DOCUMENTS BID SET

SCALE:	DATE:
As indicated	JULY 30, 2020
DRAWN BY: Author	CHECKED BY: Checker

NO	REVISION	DATE

SHEET TITLE:
DETAILS

PROJECT NO. 4274-10
SHEET NO. A3.02